I. Call to Order.

II. Roll Call.

III. PUBLIC HEARINGS (Order of hearings to be determined by Chairman)
A. Zoning: Special Permits, Ch. 12, Rev. Ord. of 1991, as Amended, City of Malden.
   1) **368 Pleasant Street** (Parcel ID #030 134 416)/§300.3.2.13/To amend Special Permit (Case #19-04) that allows Dwelling, Co-Housing use in Residential Office zoning district/To construct dwelling with three stories/30 dwelling units (Permit Application # CMID-030122-2019).

   2) **100 Maplewood Street** (Parcel ID# 127 433 302)/§700.13/ To remove ledge & alter the grade to prepare property to construct new single-story commercial building with basement (Permit Application # CMID-031818-2019).

   3) **45 Holyoke Street** (Parcel ID# 085 408 828)
      a) §800.4.9 & M.G.L. c. 40A,§16/Petition for consent to consider repetitive petition/To refile petition for special permit§700.1.3.1/TTo convert preexisting nonconforming property in Residence A zoning district from religious facility to 3-unit town/row dwelling. (Permit Application # RES-023309-2017).

      b) §700.1.3.1/Petition to convert preexisting nonconforming property in Residence A zoning district from religious facility to two-family residential use/To construct two-family dwelling (Permit Application # RES-031951-2019).

IV. PUBLIC MEETINGS: (Order of items to be determined by Chairman)
A. Subdivision Control Law, M.G.L. c.41 & MPB Rules & Regs. Gov. Subdivision Approval Not Required Subdivision Plan/M.G.L. c.41, §81P.
   1) **65 Central Avenue** (Parcel ID # 156 571 102) and paper portion of Winchester Street (Parcel ID# 156 571 107)/To reconfigure lot lines to create 12,500 SF parcel at 65 Central Avenue.
B. Zoning: Ch. 12, Rev. Ord. of 1991, as Amended, City of Malden.
1) 10 Florence Street (Parcel ID# 051 253 327)/To review compliance with conditions of special permit (Case #17-01)/Addition (22 Units) to Existing Multifamily Residential Dwelling (Permit Application #CMID-022664-2017).

C. Status Updates.
1) Master Plan Steering Committee.
2) Community Preservation Committee.
3) Housing Production Plan Advisory Committee
4) Broadway Corridor Plan/Study.
5) Complete Streets Task Force.
6) Mayor’s Working Group to Review Zoning Ordinance.
7) Rowe’s Quarry Site Plan Review Committee.

D. Old and New Business.

V. Next Meetings.
A. Regular Meeting: February 12, 2020

VI. Adjournment.
MALDEN PLANNING BOARD

PUBLIC HEARING

The Malden Planning Board will hold a public hearing in the Auditorium on the
First Floor of the JOHN & CHRISTINA MARKEY MALDEN SENIOR
COMMUNITY CENTER, 7 Washington Street, Malden, MA at 7:00 P.M.
on Wednesday, January 8, 2020 on the petition of Bay State Commons LLC to
amend the special permit granted in Case #19-04 under Section 300.3.2.13,
Chapter 12, Revised Ordinances of 1991, as Amended, of the City of Malden,
that allows Dwelling, Co-Housing use of property in the Residential Office
zoning district, namely, to construct a dwelling containing three stories and thirty
(30) dwelling units, at the property known as and numbered 368 Pleasant
Street, Malden, MA and also known by City of Malden Assessor’s Parcel ID # 030 134
416. Petition and plans are available for public review in the Permits, Inspections
& Planning Office, 2nd Floor, 110 Pleasant Street, Malden, MA and under Permit
# CMID-030122-2019 at
https://permits.cityofmalden.org/EnerGov_PROD/SelfService#/home.

By: Kenneth Antonucci
Clerk
The Malden Planning Board will hold a public hearing in the Auditorium on the First Floor of the JOHN & CHRISTINA MARKEY MALDEN SENIOR COMMUNITY CENTER, 7 Washington Street, Malden, MA at 7:00 P.M. on Wednesday, January 8, 2020, on the petition of 100 Maplewood Street LLC for a special permit under Section 700.13 of Chapter 12, Revised Ordinances of 1991, as Amended, of the City of Malden, to remove ledge and alter the grade to prepare the property to construct a new single-story commercial building with basement, at the property known as and numbered 100 Maplewood Street, Malden, MA, and also known by City Assessor’s Parcel ID # 127 433 302. Petition and plans are available for public review in the Permits, Inspections & Planning Office, 2nd Floor, 110 Pleasant Street, Malden, MA and under Permit # CMID-031818-2019 at https://permits.cityofmalden.org/EnerGov_PROD/SelfService#/home.

By: Kenneth Antonucci

Clerk
The Malden Planning Board will hold a public hearing in the Auditorium on the First Floor of the JOHN & CHRISTINA MARKEY MALDEN SENIOR COMMUNITY CENTER, 7 Washington Street, Malden, MA at 7:00 P.M. on Wednesday, January 8, 2020 on the petition of Congregation Beth Israel Ansei Litte of Malden seeking a special permit under Section 700.1.3.1, Chapter 12, Revised Ordinances of 1991, as Amended, of the City of Malden, to allow the residential conversion of preexisting nonconforming property in the Residence A zoning district from religious facility use to two-family residential dwelling use, namely, to construct a two-family dwelling, at the property known as and numbered 45 Holyoke Street, Malden, MA and also known by City Assessor’s Parcel ID# 085 408 828. Petition and plans are available for public review in the Permits, Inspections & Planning Office, 2nd Floor, 110 Pleasant Street, Malden, MA and on the City website under Permit Application # RES-031951-2019 at https://permits.cityofmalden.org/EnerGov_PROD/SelfService#/home.

By: Kenneth Antonucci
Clerk
MALDEN PLANNING BOARD

PUBLIC HEARING

The Malden Planning Board will hold a public hearing in the Auditorium on the First Floor of the JOHN & CHRISTINA MARKEY MALDEN SENIOR COMMUNITY CENTER, 7 Washington Street, Malden, MA at 7:00 PM on Wednesday, January 8, 2020 (tabled on August 8, 2018), on the petition of the David M. Chuha on behalf of property owner, Congregation Beth Israel Ansei Litte of Malden for consent, under Section 800.4.9 of Chapter 12, Revised Ordinances of 1991, as Amended, of the City of Malden and Section 16 of M.G.L. c. 40A, to consider a repetitive petition for a special permit under Section 700.1.3.1 of Chapter 12, Revised Ordinances of 1991, as Amended, of the City of Malden, to allow the residential conversion of preexisting nonconforming property in the Residence A zoning district from religious facility to town/row dwelling, namely, to construct one new building containing three townhouses, at the property known as and numbered 45 Holyoke Street, Malden, MA and also known by City Assessor’s Parcel ID# 085 408 828. Petition and plans are available for public review in the Permits, Inspections and Planning Office, 110 Pleasant Street, 2nd Floor, Malden, MA and on the City website under Permit Application # RES-023309-2017 at https://permits.cityofmalden.org/EnerGov_PROD/SelfService#/home.

By:  Kenneth Antonucci
     Clerk